



10 Pattison Farm Close, Aldington

Offers in Region of £410,000

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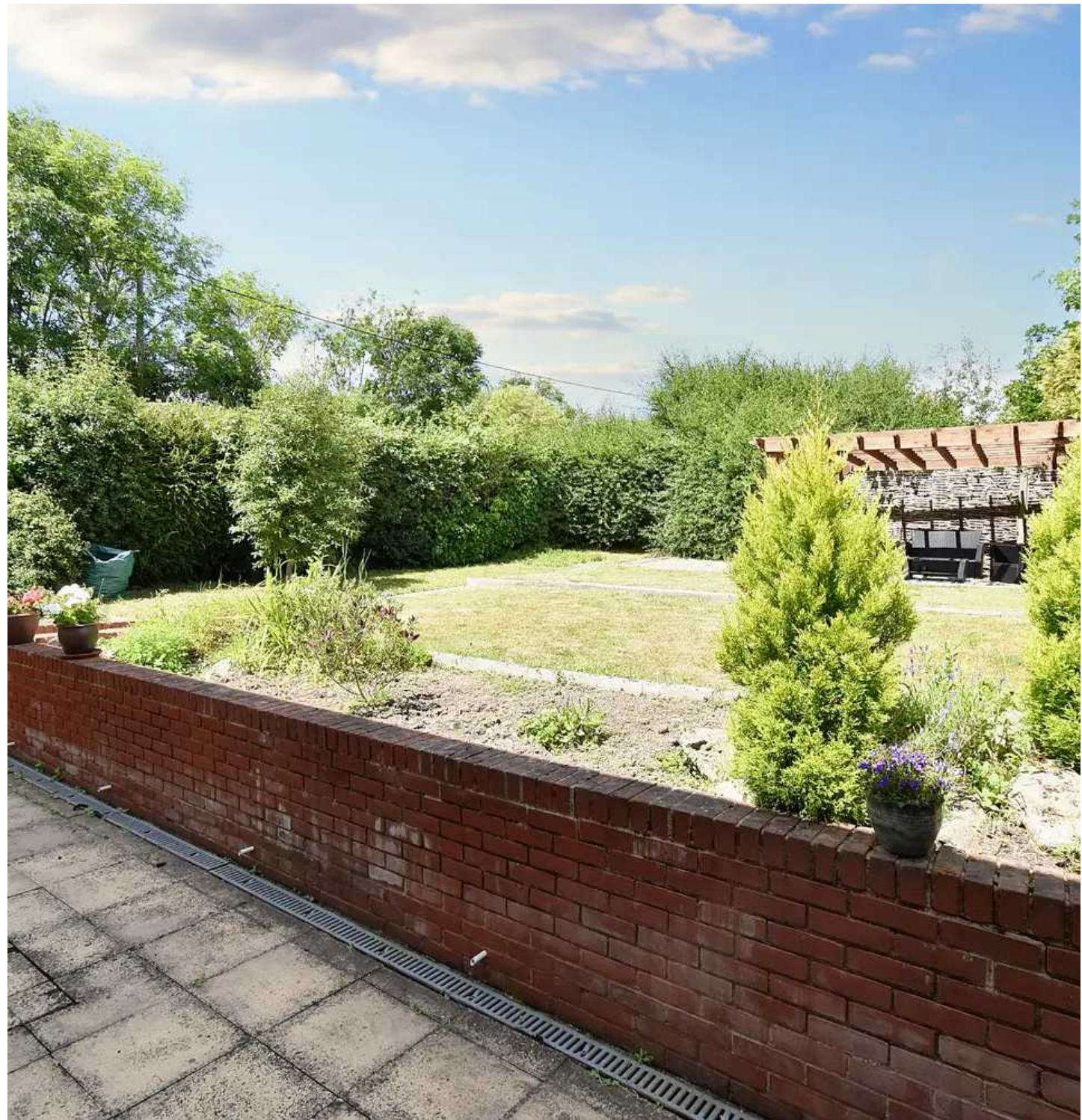
Aldington, Ashford

Charming 4-bed semi-detached house in Aldington Village with NO ONWARD CHAIN. Spacious interior includes 2 reception rooms, cloakroom, and delightful kitchen. Secluded rear garden with pergola seating. Garage, driveway, and en-bloc garage. Perfect family home!

Council Tax band: C

Tenure: Freehold

- NO ONWARD CHAIN
- Spacious 4 Bedroom Semi-Detached Family Home
- Lovely secluded rear garden with pergola covered seating area
- Garage with driveway and additional garage en-bloc
- Popular Aldington Village Location
- Ground floor cloakroom
- Good sized living accommodation with 2 receptions
- Kitchen/breakfast room



Porch

Porch with door leading to main hallway.

Hallway

With stairs to first floor and under stairs storage cupboard.

Cloakroom

With low level wc and wash hand basin.

Lounge

15' 9" x 11' 2" (4.80m x 3.40m)

Carpeted with window to front leading through to dining room.

Dining Room

11' 4" x 10' 10" (3.45m x 3.30m)

Carpeted with door to kitchen and further door leading to rear garden.

Kitchen

15' 5" x 10' 10" (4.70m x 3.30m)

Range cupboards and drawers beneath work surfaces, wall mounted units, four ring electric hob with extractor hood over, sink with drainer and mixer tap, space and plumbing for washing machine, eye level electric oven, 2 windows to rear and door leading to side inner hallway and garage.



Landing

Window to side, loft access, airing cupboard.

Bedroom

12' 7" x 11' 2" (3.84m x 3.40m)

Window to front, built in mirror fronted wardrobes with sliding doors.

Bedroom

10' 8" x 9' 6" (3.25m x 2.90m)

Carpeted with window to rear.

Bedroom

10' 8" x 9' 1" (3.25m x 2.77m)

Carpeted with window to rear and built in wardrobe.

Bedroom

11' 7" x 7' 10" (3.53m x 2.39m)

Carpeted with window to front and built in storage cupboard.

Shower Room

White suite comprising low level wc, pedestal wash hand basin and walk in shower cubicle with screen and obscured window to rear.



FRONT GARDEN

Well maintained front garden which is laid to lawn with path leading to front door and gated side access to rear garden.

GARDEN

The secluded rear garden is mainly laid to lawn with pergola seating area and range of shrub and flower borders, gated side access, external lighting and electric points.

DRIVEWAY

2 Parking Spaces

Gated driveway leading to garage providing parking for 2 vehicles

GARAGE

Single Garage

Measuring 22ft x 7'10ft with electric up and over door, oil fired wall mounted boiler, window to rear and door leading to inner hallway which has doors to front, rear and kitchen.

GARAGE

Single Garage

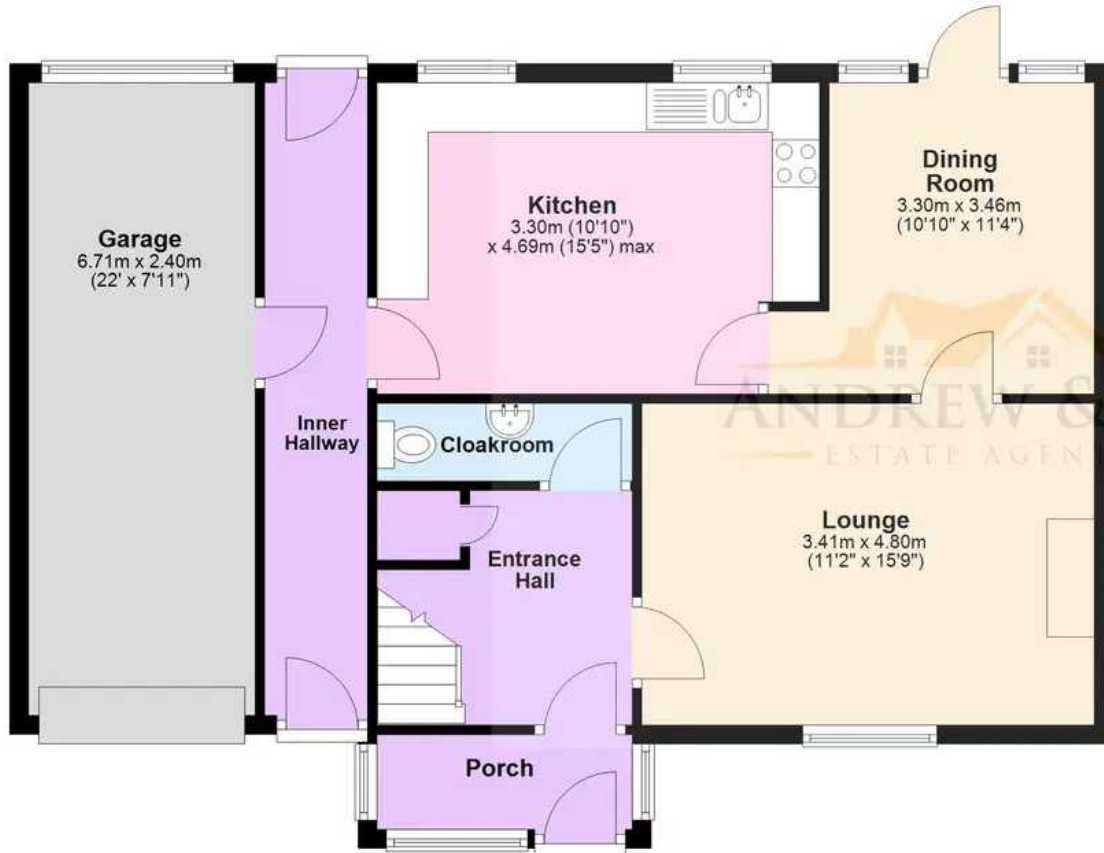
En bloc garage.





Ground Floor

Approx. 79.5 sq. metres (856.1 sq. feet)



First Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



Total area: approx. 131.4 sq. metres (1414.8 sq. feet)

Plans are for layout purposes only and not drawn to scale, with any doors, windows and other internal features merely intended as a guide.
Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and purchasers are advised to satisfy themselves as to the working order and condition, if a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate.

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